| 116.0 | 0001 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 731,500 / 731,500 |
| | | | | | USE VALUE: | 731,500 / 731,500 |
| | | | | | ASSESSED: | 731,500 / 731,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | HEARD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PALERMO MELISSA |
| Owner 2: | BAKER-SIROTY HANNAH |
| Owner 3: | |
| Street 1: | 19 HEARD RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SIMPSON RICHARD R & MARY O - |
| Owner 2: | - |
| Street 1: | 19 HEARD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,032 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1732 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5032.000 | 331,800 | | 399,700 | 731,500 |
| Total Card | 0.116 | 331,800 | | 399,700 | 731,500 |
| Total Parcel | 0.116 | 331,800 | | 399,700 | 731,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.34 | /Parcel: 422.3

**Legal Description**

**User Acct** 74261

**GIS Ref**

**GIS Ref**

**Insp Date** 01/31/20

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 394,500 | 0 | 5,032. | 399,700 | 794,200 | 794,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 289,700 | 0 | 5,032. | 394,000 | 683,700 | 683,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 142,100 | 0 | 5,032. | 302,600 | 444,700 | 444,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 142,100 | 0 | 5,032. | 285,500 | 427,600 | 427,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 142,100 | 0 | 5,032. | 262,600 | 404,700 | 404,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 132,800 | 0 | 5,032. | 245,500 | 378,300 | 378,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 132,800 | 0 | 5,032. | 226,100 | 358,900 | 358,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 132,800 | 0 | 5,032. | 226,100 | 358,900 | 358,900 | | 12/13/2012 |

!8986!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:30:45 |

**LAST REV**

| Date | Time |
|---|---|
| 02/21/20 | 09:51:47 |
| mmcmakin | |
| 8986 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SIMPSON RICHARD | 1374-18 | | 8/31/2009 | | 299,000 | No | No | | |
| | 647-182 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/17/2018 | 428 | Manual | 13,300 | C | | | | |
| 7/27/2017 | 954 | Addition | 135,000 | O | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/31/2020 | Inspected | PT | Paul T |
| 1/14/2020 | OWNR INFO | MM | Mary M |
| 9/24/2018 | MEAS&NOTICE | CC | Chris C |
| 11/18/2008 | Meas/Inspect | 355 | PATRIOT |
| 2/10/2000 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 74261 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5032 | | Sq. Ft. | Site | | 0 | 70. | 1.13 | 6 | | | | | | | | | 399,673 | | | | | | 399,700 | |

Total AC/HA: 0.11552 | Total SF/SM: 5032 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,673 | Spl Credit | Total: 399,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.25623560 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 157.014 |
| Other Features: | 94108 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 407623 |
| Depreciation: | 75818 |
| Depreciated Total: | 331805 |

## COMMENTS

BMT SINK.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

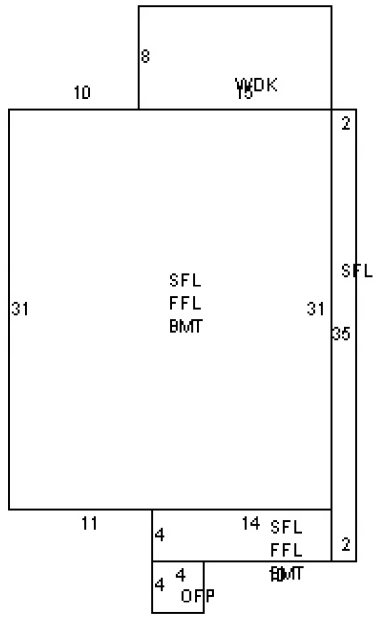
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 4 | M |
| Totals | | | |
| 1 | 6 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.01 |
| Special Features: | 0 | Val/Su Net: | 122.93 |
| Final Total: | 331800 | Val/Su SzAd | 191.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 901 | 157.010 | 141,469 |
| BMT | Basement | 831 | 47.100 | 39,144 |
| FFL | First Floor | 831 | 157.010 | 130,478 |
| WDK | Deck | 120 | 14.330 | 1,720 |
| OFP | Open Porch | 16 | 44.000 | 704 |
| | Net Sketched Area: | 2,699 | Total: | 313,515 |
| Size Ad | 1732 | Gross Are | 2699 | FinArea 1732 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

116.0-0001-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |